

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	55.00	Bathrooms:	3	Age:	52
Lot Area: (sq.ft.)	6,781.00	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,225.55
Rear Yard Exp:	Northeast			For Tax Year:	2023
View:	No			P.I.D.:	004-299-272

Style of Home:	Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Royal York
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LT 139, SE 1/4 SEC 23, TP4, PL 38331
Amenities:	
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	Fireplace Insert,Garage Door Opener,Microwave,Oven - Built In,Range Top,Refrigerator,Security System,Sprinkler - Inground,Wet Bar,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 13'4	Below	Laundry	11'2 x 10'10
Main	Dining Room	21'11 x 10'9	Below	Family Room	18'1 x 11'3
Main	Living Room	18'5 x 14'5	Below	Storage	17'7 x 9'8
Main	Primary Bedroom	13'0 x 10'8			
Main	Bedroom	12'2 x 9'3			
Main	Walk-In Closet	8'11 x 12'11			
Below	Bedroom	9'11 x 11'9			

Finished Floor (Main):	1,394 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	916 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,310 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Partly			
Grand Total:	2,310 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 3			
		# Of Pets:				

This meticulously renovated home is a true gem nestled on a corner lot, offering ample privacy with no neighbors to the East or the front. This home has been updated inside and out in the last ten years from a new roof, siding, gutters, heat pump, washer/dryer, hot water tank, cement patios, GORGEOUS kitchen, flooring, skylights, 200amp service, renovated bathrooms with heated flooring and more - it is MOVE IN READY! Keeping money in your pocket for life's other necessities. This home is the perfect mixture of stunning, cozy, inviting and well designed. Check out the new Secondary Suite Incentive Program just rolled out by the BC government